

RETAIL & OFFICE SPACE FOR LEASE IN MIXED USE PROJECT



SPACE FOR LEASE
 14600 Detroit Avenue
 Lakewood, Ohio

Property Highlights

- Retail & Office opportunity in a mixed use project
- Mixed use project to include retail, office and residential
- Up to 28,000 SF of office space available
- 4,900 SF, 1st floor space available with 50' of frontage on Detroit Avenue with patio options - can divide
- Area amenities include: deli's, retail shopping, restaurants, banking and new state-of-the-art Cleveland Clinic Family Health Center
- 201 luxury apartments

Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 118,699	3 Miles: 36,232	3 Miles: \$71,606
5 Miles: 224,615	5 Miles: 92,311	5 Miles: \$68,538
7 Miles: 368,895	7 Miles: 258,457	7 Miles: \$69,259



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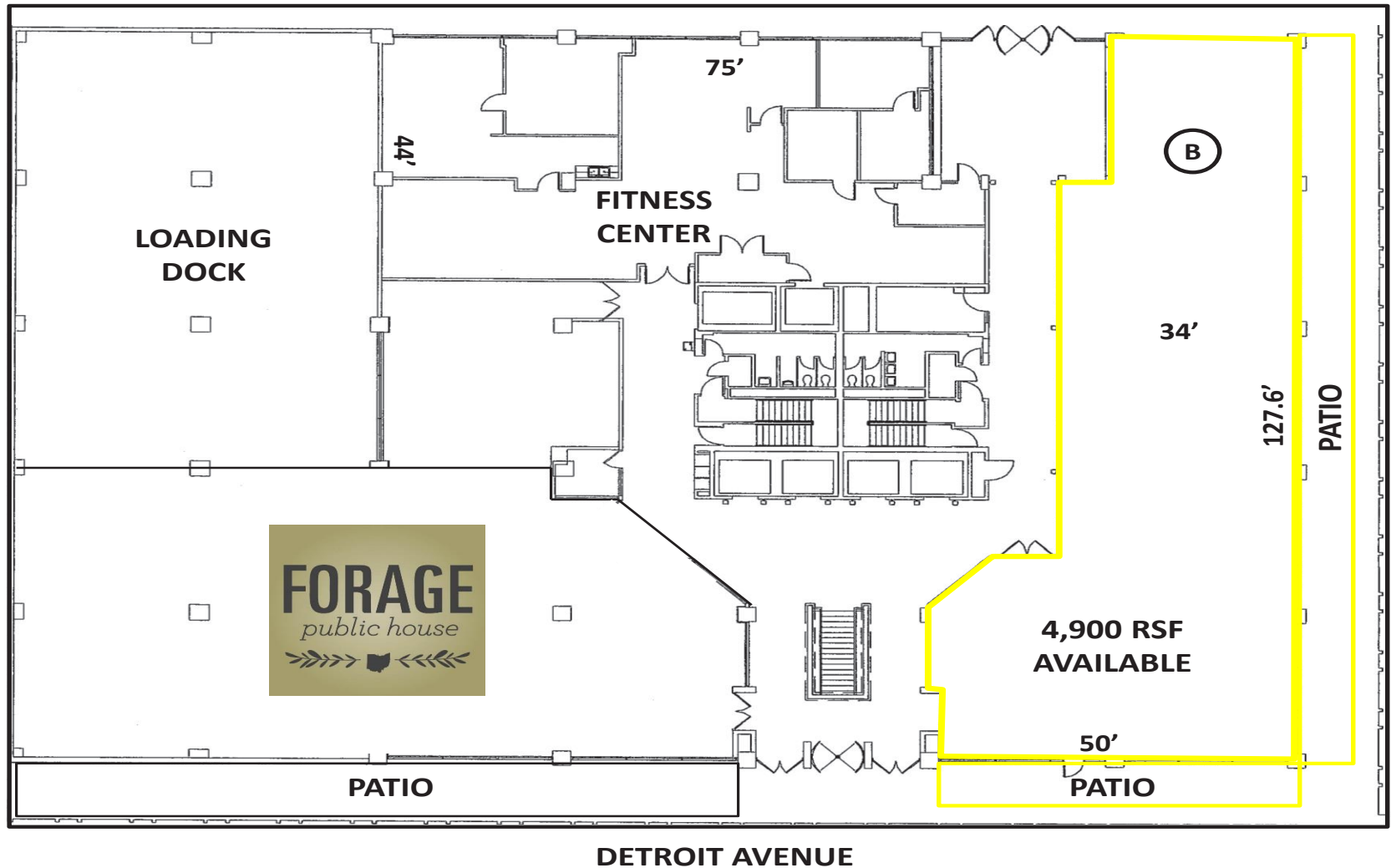
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RETAIL & OFFICE SPACE FOR LEASE FLOOR PLAN - FIRST FLOOR

FIRST FLOOR – RETAIL SPACE AVAILABLE



KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

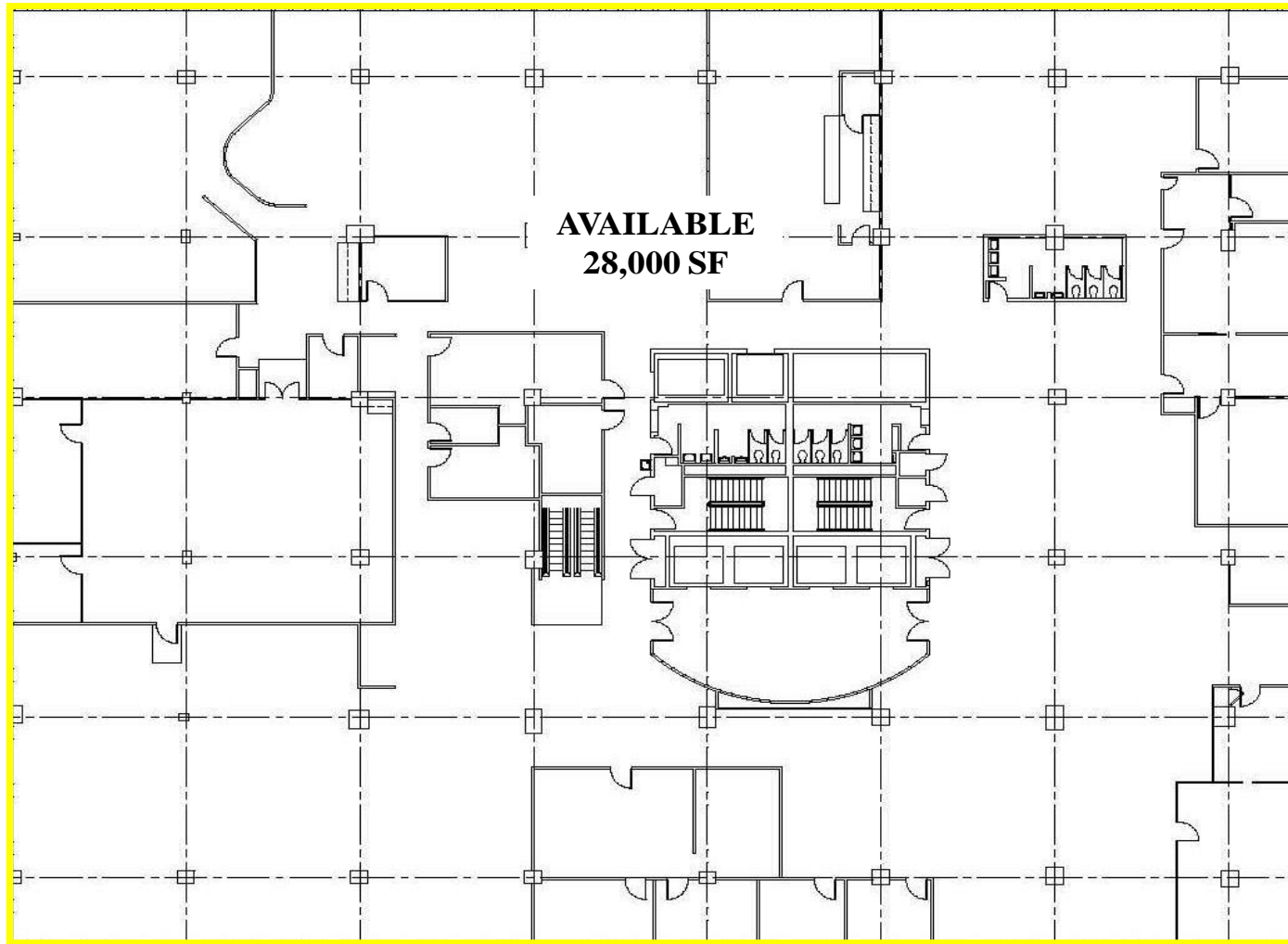
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RETAIL & OFFICE SPACE FOR LEASE FLOOR PLAN - SECOND FLOOR

SECOND FLOOR – OFFICE SPACE AVAILABLE



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RETAIL & OFFICE SPACE FOR LEASE PHOTOS



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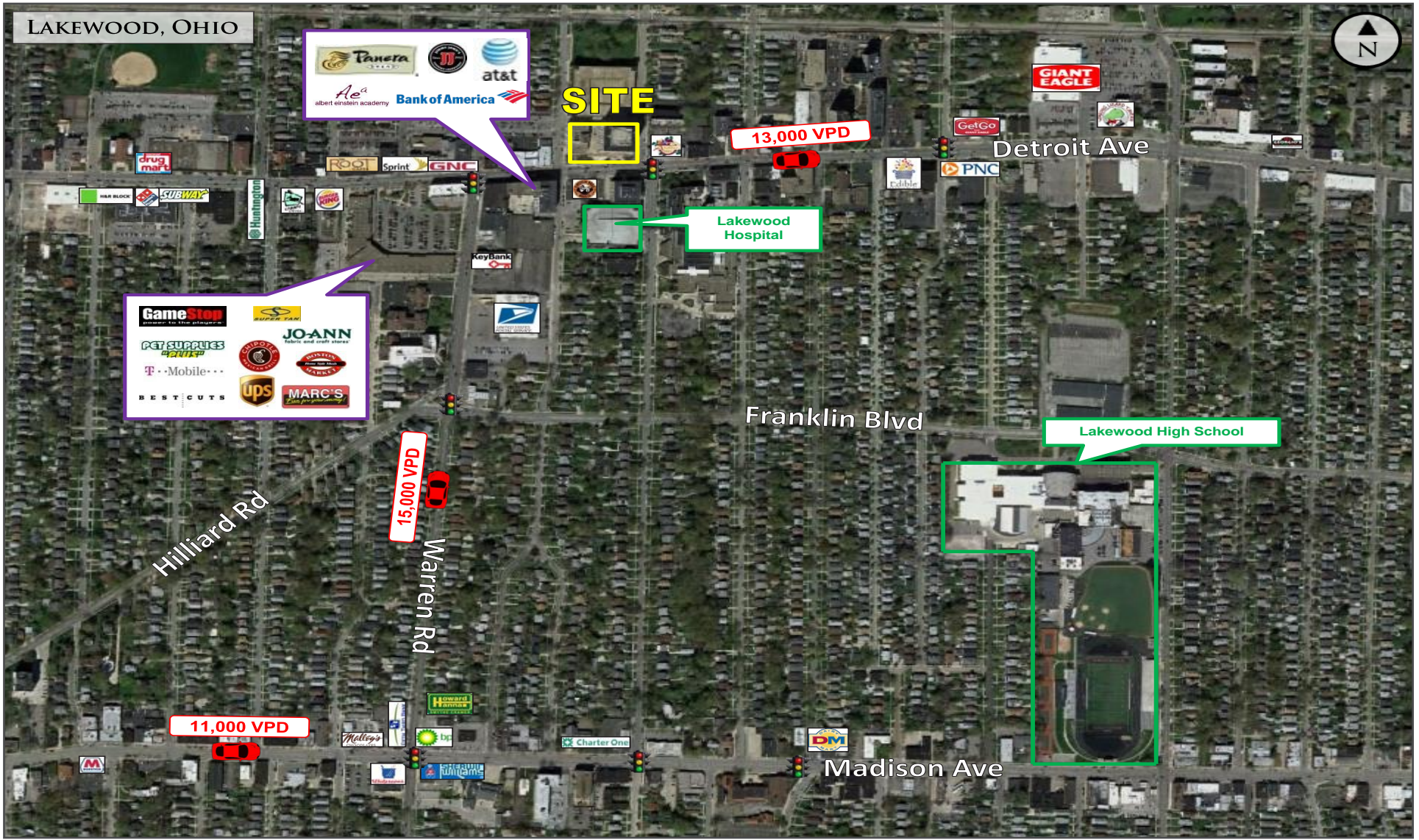
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RETAIL & OFFICE SPACE FOR LEASE

AERIAL



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RETAIL & OFFICE SPACE FOR LEASE SITE PARKING AERIAL



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RETAIL & OFFICE SPACE FOR LEASE DEMOGRAPHICS

14600 Detroit Ave Lakewood, OH 44107		3 mi radius	5 mi radius	7 mi radius
POPULATION	2018 Estimated Population	118,699	224,615	368,895
	2023 Projected Population	112,453	216,002	354,727
	2010 Census Population	123,420	233,573	380,951
	2000 Census Population	133,691	253,485	406,704
	Projected Annual Growth 2018 to 2023	-1.1%	-0.8%	-0.8%
	Historical Annual Growth 2000 to 2018	-0.6%	-0.6%	-0.5%
	2018 Median Age	36.5	36.9	37.5
HOUSEHOLDS	2018 Estimated Households	56,362	102,647	166,818
	2023 Projected Households	54,294	100,217	163,023
	2010 Census Households	56,328	102,644	165,025
	2000 Census Households	59,965	109,070	171,722
	Projected Annual Growth 2018 to 2023	-0.7%	-0.5%	-0.5%
	Historical Annual Growth 2000 to 2018	-0.3%	-0.3%	-0.2%
RACE AND ETHNICITY	2018 Estimated White	76.5%	72.2%	74.4%
	2018 Estimated Black or African American	12.5%	14.5%	13.7%
	2018 Estimated Asian or Pacific Islander	2.9%	2.6%	2.9%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
	2018 Estimated Other Races	7.8%	10.3%	8.7%
	2018 Estimated Hispanic	10.9%	15.2%	13.1%
INCOME	2018 Estimated Average Household Income	\$71,606	\$68,538	\$69,259
	2018 Estimated Median Household Income	\$51,421	\$48,925	\$50,005
	2018 Estimated Per Capita Income	\$34,067	\$31,445	\$31,582
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.2%	4.0%	3.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.2%	9.2%	9.1%
	2018 Estimated High School Graduate	25.1%	28.0%	29.2%
	2018 Estimated Some College	21.3%	20.9%	21.7%
	2018 Estimated Associates Degree Only	7.6%	7.2%	7.4%
	2018 Estimated Bachelors Degree Only	22.1%	19.0%	18.1%
	2018 Estimated Graduate Degree	13.5%	11.7%	10.8%
BUSINESS	2018 Estimated Total Businesses	3,856	7,903	17,654
	2018 Estimated Total Employees	36,232	92,311	258,457
	2018 Estimated Employee Population per Business	9.4	11.7	14.6
	2018 Estimated Residential Population per Business	30.8	28.4	20.9



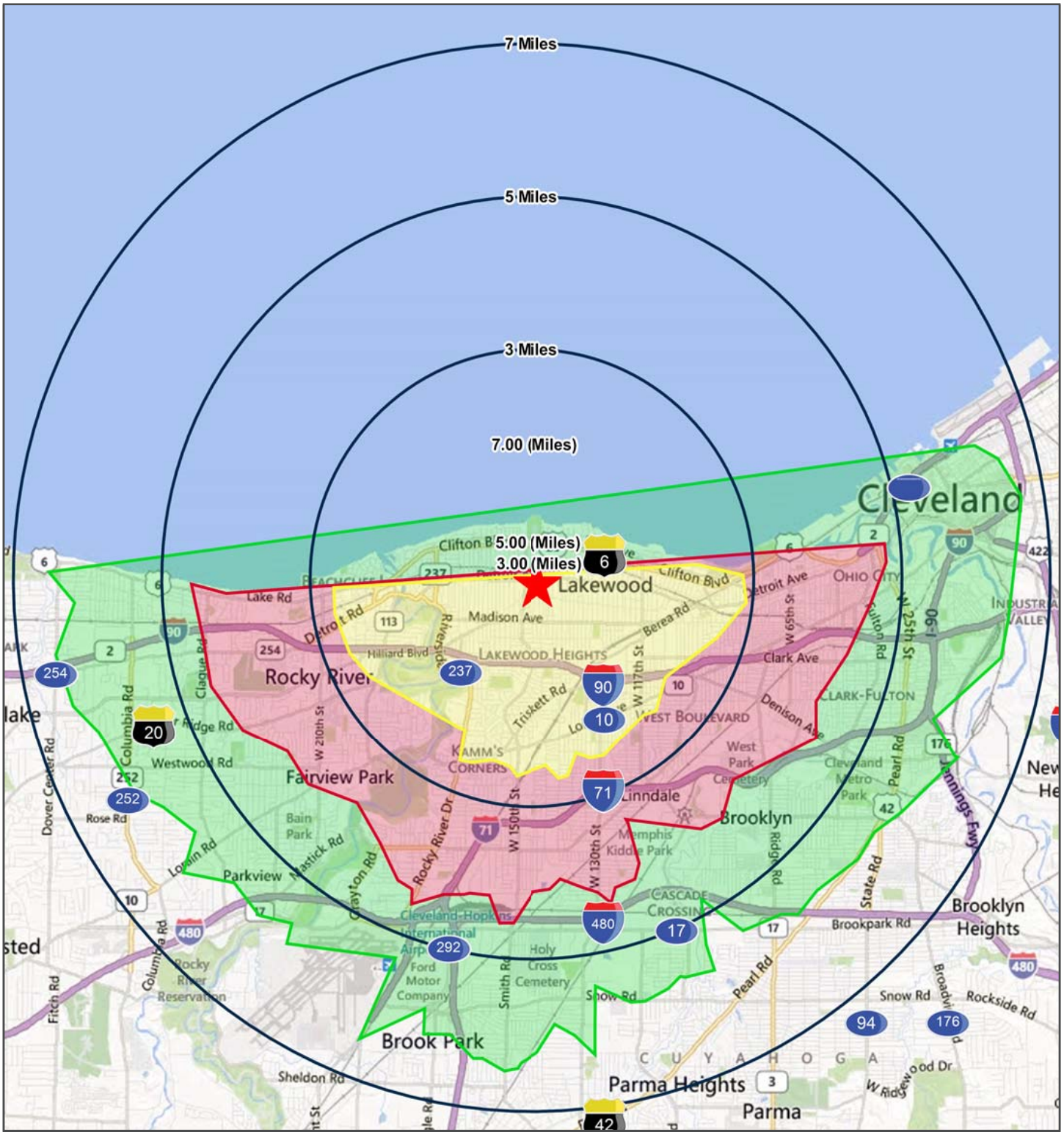
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RETAIL & OFFICE SPACE FOR LEASE AREA MAP



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